



CRANMER ROAD

MIDDLESEX, HA8 8UA

£685,000
FREEHOLD

A prime location, this 3-bedroom semi-detached home boasts ample living space, enhanced by a 12-foot rear extension and a bright, open-plan layout. It features a downstairs guest WC and holds potential for further development, including extensions or a loft conversion (subject to planning permission).

The property is ideally situated within the Eruv, just off Glengall Road. It is also close to local bus stops, shops, and within easy reach of a range of primary schools. Situated on a family-friendly road, this property is an ideal choice for those seeking a prime location.

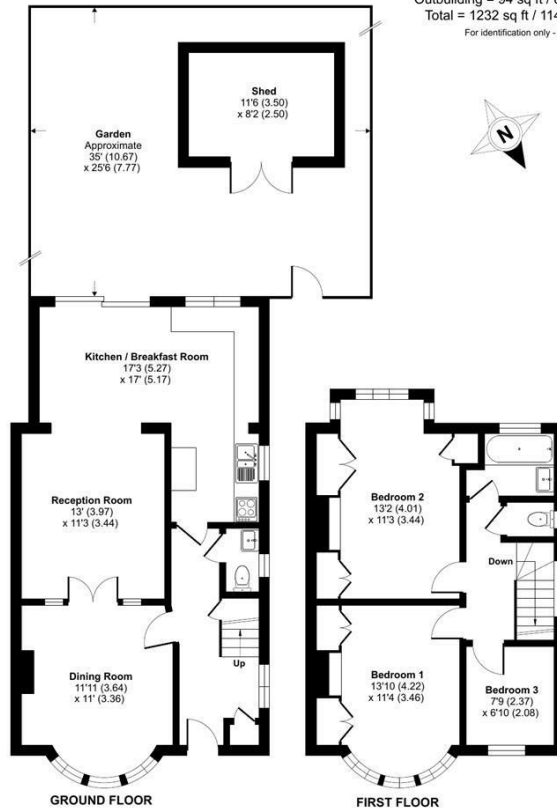


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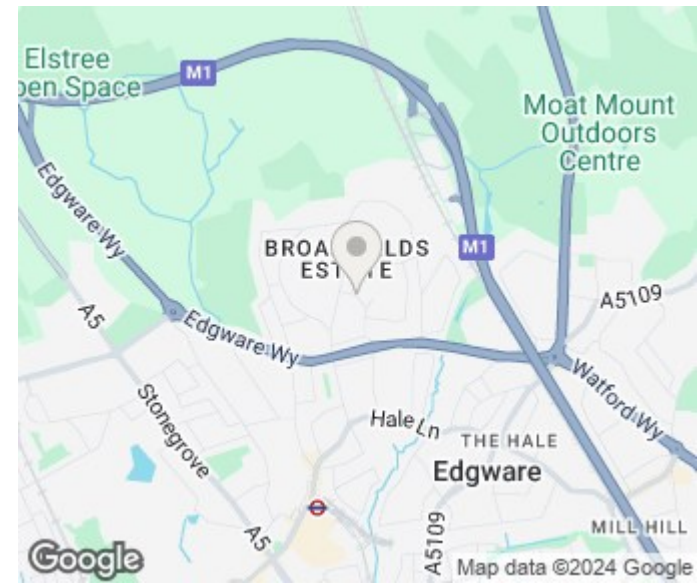
Cranmer Road, Edgware, HA8

Approximate Area = 1138 sq ft / 105.7 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Total = 1232 sq ft / 114.4 sq m

For identification only - Not to scale



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Taylor Hawkins. REF: 1216117



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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